

Extra Information
1/11/10

#78



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Building Department

Date: January 11, 2010
To: BoS & Steve Ledoux, Town Manager
From: Frank Ramsbottom, Building Commissioner
Subject: Exchange Hall Liquor License

Regarding the ABRPTSO application for a one day liquor license at Exchange Hall, they have indicated on the application that they intend to have 120 guests. If no alcohol is served Exchange hall can easily accommodate 150 guests or more depending on the event. When alcohol is served Exchange hall can have by right 49 guests at a public event. Beyond that the number of occupants is on an event by event basis depending on the specifics of the event.

On December 30th 2009 Glen Berger, Deputy Chief Kevin Lyons, State Building Inspector Gene Novak and I met at Exchange Hall and walked through the building. The consensus was that Glenn Berger, as the building owner, needs to hire a code review professional to conduct an analysis of the building and determine an occupancy capacity for events such as the ABRPTSO event.

I spoke with Glenn Berger this morning and he is currently in the process of having the occupancy certified by a code review professional which will allow for larger occupant loads such as the proposed event.

I understand that in addition to the ABRPTSO "Big Night Out" there is also a request by Iron Work Farm for a one day Liquor license. To hold events such as this Exchange Hall will need to have their annual inspection certificate reflect the occupancy capacity. Although this is a grandfathered use the current 304 certificate does not reflect occupancy for these events. Once I receive the stamped and signed report from Glenn Berger I will confer with the Fire Dept. and issue certificate based on the recommendations of the code reviewer and our own conclusions.

Given that the code review of Exchange Hall has not yet been completed I understand the BoS may hesitate to issue One Day Liquor Licenses however given the time line for the ABRPTSO

event I would recommend that the BoS at least grant a one day licenses for this event with the occupancy conditioned to reflect the final determination of this department. I would expect that Glenn Berger will have this issue resolved by the time of the next BoS meeting which would allow Iron Work Farm to reapply at that time.

Respectfully Submitted

A handwritten signature in black ink that reads "Frank Ramsbottom". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Frank Ramsbottom
Building Commissioner